Activity in Richmond Dirt Not Circumscribed, But is All Over Town.

SUBURBAN PROPERTY BRISK

House Builders in the Majority Among the Small Army of

Another week of intense activity in real estate has gone to record and the sellers and buyers of Richmond dirt and the land of the sulurbs continue as busy as ever, in fact, a little more so.

The large attendance of bidders at the auction sales during the past week and the advent of the Lewis Ginter Land and Improvement Company have had a tendency to increase the interest and animation of buyers and sellers. That Richmond is destined in years very soon to come to be noted for its charming suburbs seems now to be a pretty well settled fact. For several years past there has been a decided tendency that way and now is to come into market Ginter Park, the "lovellest village of the plain."

Mr. Jeffries, the president of the company, is dead sure that in a very short while a number of large and beautiful houses with flaver plots and shade trees galore will adorn much of this property. Says he: "What Brookline is to Boston, and the Palisades to New York, we intend Ginter Park shall to Richmond."

A gratifying feature of the present real estate activity is that all other property is keeping pace with that of Lee District, the West End and the western suburbs, Church Hill and the East End, the northide of town—and 'Manchester are all partaking of the new life, and real estate agents holding property in those sections are finding no trouble to do business.

Another very encouraging feature of the past week's transactions is the very of the past week's transactions in the continuence.

other very encouraging 'eature of ast week's transactions is that there equally as many, if not more, home-to than speculators on the market, there is a great deal of speculations on, if a man who has so much in Richmond's growth and enlarge-that he thinks it good business to this money in Richmond reality quietly wait for a good profit, may said a speculator, but the fact still ins that the men who are buying lots hich to build homes for their familiare in the majority in the small pouring over the blue prints and g around, looking at real estate.

Business Sites. Business Sites.

Business Sites.

hat there is solid business in the real the boom now on is evidenced by the that business property is as much demand and sells as readily when put the market as residential property, as soon as a man, buys a site of this d, he goes quickly to an architect for as for the kind of business house he at to put on the ground.

The property been such as the property been such active demand. It held a large to on the real estate stage last week in investors, builders and speculators, much property changed hands along popular street. Among other Broad set sales reported by our real estate in, one of the most important made week was that of a 50-foot lot corner ad and Kenny Streets by J. Thompson as the state of the property of the sales and seems of the corner and and Kenny Streets by J. Thompson

Other Splendid Sales. .

Other Spiendid Sales., mong other sales, Messrs. Brown and pany report those of several rark nue lots for immediate building purse; a three-story brick dwelling. North thath Street, for \$5,900, and several reh Hill lots. The same firm adverselsewhere the largest sale of the on for Tuesday, February 27th, or nly-three West End lots, on Franklin, ce and the Boulevard, which localars already attracting much attenfrom home-seekers, investors and rs.

The A. J. Chewning Company report that husiness has been good with them during the week that has just passed. They sold the following properties: Nos. 726 Brook Avenue, 800 Brook Avenue, 822 Brook Avenue, two nice lots on Hanover Street near Elm. No. 601 North Tenth Street, No. 302 Allen Avenue, No. 602 North Thirty-first Street, a nice lot on North Twenty-ninth Street, No. 311 West Clay Street; Nos. 401, 403, 405 and 407 North Madison Street, and a nice residence in "Home Place." In addition to this, they have several large deals "strong on the string." Sutton and Company have just closed the sale to Mr. 6. J. Hunt of 192 Get on the north side of West Avenue, between Birch and Lombardy Street, for 360 per foot, amounting to \$11,520. Mr. Hunt will proceed at once to build a row of attractive brick dwellings on the same.

Suburban Property.

Since Highland Park's first sales day, February 18th, the Highland Park Realty Company has sold sixty-nine lots, and with two sales days, to-morrow and Tuesday, they expect to round up to an even bunded.

The manager of the company believes in The manager of the company believes in the use of printer's ink, and says he is convinced that all a man has to do is to let the people know he has a good thing to sell. A trip out to Highland Park to-morrow or next day will well repay one whether he be a real estate buyer or not. All cars transfer at Seventh and Broad for Northside cars, which step on the property.

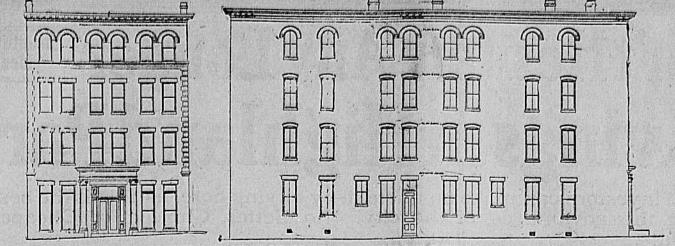
stop on the property.

Mr. S. L. Snowden, who is handling the

Mr. S. L. Snowden, who is handling the Brockland Park property, informed a representative of The Times-Dispatch that he had sold yesterday fifteen lots, and that one-third of the purchasers paid cash for their newly-acquired property. Mr. Snowden's sales have continued to increase ever since he enterped the suburban market, and he said yesterday that one of the new homes in Brockland Park was undr construction at this time, and in a few days more will follow.

Auction Sales This Week. Auction Sales Iffis Week.

Besides those already mentioned the following auction sales are announced for the coming week: On Monday February 26th, Edward S. Rose and Company will sell 23 1-2 feet by 159 feet on the north line of Park Avenue just west of Boulovard. On Tuesday February 27th, McVeigh and Gilmn will sell the two frame dwellings at No. 121 and 123 South Reservoir Street; on the same day the A. J. Chewning Company will sell at 4.30



SPACIOUS OFFICE BUILDING TO BE ERECTED BY RICHARDSON & CHAPFELL, This thoroughly modern structure will be built as speedily as possible at the southwest corner of Bel videre and Main Streets.

P. M. the detached frame dwelling at No. 1311 North Twenty-second Street.
On Thursday, March 1, 1995, J. Thompson Brown and Company will sell some very desirable property, the details of which will be found in their advertisement in to-day's Times-Dispatch,
Mr. Eugene W. Lipscombe, who for the past several years has been associated with Miller and Miller, is now with Heary S. Hutzler and Company, and that firm's real estate department will hereafter be under his supervision.
The contract for the plans and specifications for two three-story stores to be built on the southeast corner of Adams and Broad Streets, has been awarded to Carl Ruhrman, architect of this city, by J. B. Elam and Company.
These stores will cover about fifty feet frontage on Broad Street.
J. B. Elam and Company represent the owners of the property, and will also re-

New Office Building.

Messrs, Richardson and Chappeil, funeral directors, will erect as speedily a practicable, a spacious and thoroughly modern office building at the southwest corner of Belvidere and Main Streets. Δ

Property Transfers.

Hichmond: Cyrus Graffam to Mrs. M. E. Cottrell, 30 feet on south side of Cary street, between Adams and Foushee streets, 4,250.

W. Creed Davis and wife to Helen B. Pettway, 24 1-2 feet on north line of Hanover street, 173 1-2 feet east of Meadow
street, 34,099.
William L. Carneal and wife to Mary
M. Brander, 24 1-2 feet on north line of
Mandow street, 124 612-12 feet east of
Meadow street, 44,099.
Moille J. and William Ellyson to Basil
D. Spalding, 25 feet on east line of First
street, 175 feet south of Leigh street,
E. 699.
Henry S. Wallerstein and Lines D.

Henry S. Wallerstein and James D.

AUCION SALES-Monday.

By GEO. W. MAYO, Auctioneer 110 North Seventh Street. 'Phone 1998.

Roll Top and Standing Desk, Typewriter, Office Chairs, Ettrick Law Bill Files, Etc.

I will sell for whom it may concern, at y warerooms, 110 North Seventh Street,

To-Morrow (Monday), at 12 o'Clock sharp.

one six-foot Oak Standing Desk, one High Roll Oak Roller Top Desk, one No. 3 Oliver Typewriter, one Office Election Fan, one Three-Drawer Bill File, High Stool, Revolving and other Office Chairs, Druggets, Letter Press, &c. GEO. W. MAYO, Auctioneer.

GEO. V. OLIVER, Salesman

By GEO. W. MAYO, Auctioneer, 110 North Seventh Street, 'Phone 1996.

will sell for account of Cox & Shea and others.

To-Morrow (Monday), commencing at 12;30 o'clock (sharp),

600 Assorted Straw and Panama Hats, Gents' Furnishings, Etc.,

my warerooms, 110 North Seventh St. Trade invited to attend. GEO. W. MAYO, Auctioneer. GEO. V. OLIVER, Salesman.

HIGH CONSTABLE'S SALE.

I will sell by public auction on Monday, February 26, 1906,

at 10:30 A. M., at my warerooms, No.
1306 East Franklin, the following property, to satisfy writs in my hands:
Bureaus, Washstands, Wardrobos, Bedsteads, Bolsters, Pillows, Mattings, Center Tables, Tollet Eets, Curtains, Windows, Slades, Pictures and a Double Spring Wagon, etc.
Terms cash, WM. H. WYATT, JR.,
High Constable, City of Richmond.

AUCTION SALES-Monday.



GRAND AND RARE COLLECTION OF LIBRARY STATUARY AND DININGROOM, BED, ROOM AND PARLOR FURNITURE AT AUCTION AT OUR
AUCTION HOUSE, NO. 15 NORTH BEVENTH STREET,
MONDAY, FEBRUARY 26TH, AT 10:30 O'CLOCK.

ill sell for the owner the finest lot of Furniture that has been offered Extra Fine Claw-Foot Oak China Closet, three Extra Fine Mahogany and Inlaid Dropside Couches, Bronze Bedsteads and Springs, Sectional Hair and Felt Matfour Velour Couches, one Upright Piano, with Angelus Piano Player Don't fall to attend. Sale positive,
THE STANDARD AUCTION CO.

AUCTION SALES-Monday

By GEO. W. MAYO, Auctioneer,

Upright Piano, Furniture, Sewing Machines, Matting, Rugs, Druggets, Etc., at Auction.

will sell at my warerooms, 110 North Seventh Street,

To-Morrow, Monday, commencing at 10:20 A. M., one Mahog-ny Case 7 1-3 Octave Upright Plano, dorch and Borch makers, New York; me Five and one Three-Piece Parlor Sult, odd Chairs, Rockers, Tables, five Very Handsome Mantel Mirrors, ten Oak and Walnut Chamber Suits, Wardrobes, Dak and Walnut Folding Beds, one Folding Davenport, Lounges, Couches, odd Bedsteads, Bird-Eye Maple and other Bureaus and Stands, Pictures, Mirrors, ten rolls New Matting, Rugs, Druggets, Combined Bookeases and Writing Desks, fifty Assorted Chairs and Rockers, Drophend Singer and other Sewing Machines, Oak and other Sideboards, Oak China Closets, Upright and Counter Show Cases, Walnut Case, Shelving, &c.; several pieces old Mahogany Furniture, in their original state, Also a lot of other goods too numerous to mention.

Ladles Invited to attend.

GEO. W. MAYO, Auctioneer, GEO. V. OLIVER, Salesman. To-Morrow, Monday,

William B. Pizzini Company and Harrison & Grant, Real Estate Agents and Auctioneers.

A UCTION SALE OF DESIRABLE LITTLE TRUCK FARM OF FIVE acres on Charles City road, about two and a half miles east of Richmond, together with dwelling and stable, etc.

of land with the improvements thereon and the rights of ways and appurtenances thereto belonging, lying and being in the county of Henrico, Va., on the south line of the Charles City road, and containing five acres, more or less, about two and one-half miles from the city of Richmond, Va.

Terms—Cash as to the cost of this sale, any taxes due at the time of sale and a prorata of the taxes for the current year, and to pay a note of \$500 and interest at 6 per cent. from November 29, 1905. Balance at one and two years.

WM. B. PIZZINI, Trustee.

By THE VALENTINE AUCTION CO., 618 East Broad Street.

AUCTION SALE OF

Fine Leather Furniture Brass Bed, Mahogany Chiffonier, Lace Curtains, Chamber Suits, Etc.,

TO-MORROW (Monday) MORNING, FEB. 26TH.

MORNING, FEB. 26TH.

We will sell at our salsesrooms, No. 618
East Broad Street, commencing at 10:30
o'clock, the handsomest lot of Genuine
Leather Furniture we have yet received
from the great furniture exhibit.
Genuine Leather Couches, Genuine
Leather Easy Chairs and Rockers, in latest designs; Very Handsome Mahogany
Rockers, with leather seats and backs;
Handsome Three and Five-Piece Mahogany
Rockers, with leather seats and backs;
Handsome Three and Five-Piece Mahogany Chiffonier, Fine Upright Mahogany Chiffonier, Fine Upright Mahogany Chiffonier, Fine Upright Mahogany Chiffonier, Fine Upright Mahogany Case Piano, Handsome Chamber
Suits, Polished Oak Wardrobe, with mirror doors; Handsome Chamber
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AUCTION SALES, Future Days

By T. M. Wortham & Co. Real Estate Auctioneers. 18 North Ninth Street.

COURT SALE OF Comfortable Frame Dwell-

BARGAIN.

By virtue of two decrees of the Richmond Chancery Court, entered October 17th and 22nd, 1905, respectively, in the suit of the short style of "Cone et als, vs. Cone's devisees, et als," the undersigned, by authority of said decree, will sell at public auction on the premises, on TUESDAY, FEBRUARY 27, 1996, AT 5 o'CLOCK P. M., the property above described, as referred to.

Geo. W. Mayo, Auctioneer

B ANKRUPT SALE OF THE BRAUTI-RESTAURANT KNOWN AS THE PAL METTO DINING-ROOM, AT NO. 21 E MAIN STREET.

ing Chairs, Tables, Sideboard, Cigar Case, etc., in Oak; 2 Large Steel Ranges, Hot Water Heater, Steam Coffee Urns, 2 Large Ice Boxes, especially made for this business; Large Kitchen Tables, Dish Trays, a complete outfit of Crockery, Glassware, Table and Kitchen Linen, Cullery and Plated Ware, Large Furnace, Chandeliers, Electric Fixtures, Lease, Cigars, Groceries, etc., etc.

This is one of the cleanest and most attractively arranged restaurants in the city, and will be first offered for sale as a whole, we reserving the right to reject all bids, and then sell in detail.

TERMS—Cash.

FRANK T. SUTTON, Jr.,
Geo. W. Mayor, Auctioneer.

Feb. 24, 25, 27-31

ADMINISTRATOR'S SALE.

Splendid Saw Mill, Pine and Oak Lumber; Four Tracts Standing Timber.

Will sell by public auction at 11 A. M.,
TUESDAY. PEBRUARY 27, 1900, at
Thompson's Saw Mill, in King William
county, about nine miles east of Hanover Courthouse—First, a complete 30
H. P. Saw Mill almost new, with lath
saw, etc., attached.
Second—Two shantles on wheels with
bedding, etc., one lot corn and hay.
Third—About 75,000, feet, pine lumber of
various sizes; about 39,000 feet oak, mostly 8-inch.
Fourth—Four tracts standard.

AUCTION SALES, Future Days

By THE VALENTINE SUCTION CO.,

Grocery Stock and Fixtures of the Monroe Market at Auction,

at Auction,

TUESDAY, FEBRUARY 27TH,
Having to vacate premises on account
of removing the building, we will sell
the entire stock and fine fixtures of the
Monroe Market, No. 401 West Grace,
commencing at 10:30 o'clock, consisting
of an up-to-date stock of fine, Fancy
and Staple Groceries, such as
SHELF GOODS, ETC.

Pearline, Gold Dust, Quaker Cats,
Starch, Sapollo, Mustards, Imported
Macaroni, Good Luck and other Baking
Powders, Canned Beef, Potted Ham and
Tongue, Lipton Teas, Lipton Coffees,
Arbuckle's Coffee, Heintz's Fleties and
Treserves, Imported Sardines, Tomatoes,
California Peaches, Eagle Cocoa, Macbeth Lamp Chimneys, National Biscuit
Company's goods, Laundry Scaps, Vinegar, Molasses, etc.

FILL CASES,
Fifteen cases Mogul Soap, ten French
Olive Soap, Lye, American Groats, Princess Ann Peas, Blue Label Catsup, Blacking, Force, Canned Asparagus, Tomatoes,
etc.

FIXTURES.

te.

FIXTURES.

Large Grocer's Refrigerator, glass front doors and rear entrance; Meat Counter, Double Iron Meat Rack, Square Meat Block, Howe Butcher's Hanging Scales, Hanging Computing Scales, Counter Computing Scales, five Hardwood Counters, Meat Grinder, shafting and pulleys; Enterprise Coffee Mill, Oil Tank, Combination Lock Iron Safe, with double doors; Shelving, etc.

THE VALENTINE AUCTION CO.

By A. J. CHEWNING COMPANY, Real Estate Agents and Auctioneers

At the request of the parties interested,

TIAL DETACHED FRAME DWELLING.

No. 1311 North 22d Street, In Delightful Fairmount,

On Tuesday, Feb. 27, 1906,

at 4:30 P. M. This most desirable residence has about eight rooms, in first-class condition, nice porcelain bath tub; located on a large lot, with stable in rear, in a particularly pretty and prospering part of the city, and would make an

Terms easy and announced at sale A. J. CHEWNING COMPANY, Real Estate Auctioneers.

By Richmond Auction Co., 1205 East Main Street. General Auctioneers.

Large Auction Sale of Fine Household Furniture, Groceries, Shoes, Etc, Etc.

Child's Iron Crib Bed, Bookcases and Hall Racks, Chiffonlers, Folding Bed, Par-lor Sult. odd Parlor Pleces, such as Chairs, Tables, Sofas, Etaza, Feather Pli-low and Bolster, Office Desk, Office Chairs, Music Cabinets, Matting, Rugs, Drug-gets, Carpets, Oll and Gas Stoves, Center Table, Pictures, Etc.

Special, 12 o'Clock.

Special, 12 o'Clock.

We'll sell for the account of a transportation company fifty cases Anchor Brand Sugar Corn, ten cases Anchor Brand Pie Peaches, ten cases Anchor Brand Apples; all are fresh and desirable, One case Men's Shoes, also fifteen barrels Cut Herrings, large lot Baking Powder, Pair Computing Beales, lot of White Enamel Paint and one Bagatelle Pool Table, complete with balls, cues and board, Etc., Etc.

Ladies are respectfully invited.

RICHMOND AUCTION CO.

GEO. H. VALENTINE,

Auctioneer.

COMMISSIONERS' SALE OF VALUABLE TIMBER.

By virture of a decree of the Circuit Court of King William county, entered February 7, 1906, in the chancery suit of Leftwich, Guardian, vs. Leftwich, &c., the undersigned special commissioners will, on THURSDAY, MARCH 15, 1906, at 12 o'clock, at Mangohick, King William county, Va., sell at auction to the highest bidder all of the timber over eight inches in diameter, except the cedar, on the tract of land which Robert W. Leftwich occupied at his death, containing about 500 acres, more or less, lying on the east side of the road between Hebron Church and Mangohick. There is some, very valuable timber on this tract. Three years will be given to out and remove the timber, and right to cut roads, etc., ingress and egress, etc., the stand twelve months credit, or all cash, at option of purchaser. If the purchaser elects to purchase on the credit terms, then he shall give negotiable notes for the deferred payment, and shall be allowed to remove the timber as fast as he pays the instalments.

THOMA B. SNEAD, 18AAC DIGGS.

AUCTION SALES, Future Days

By J. THOMPSON BROWN & CO., Real Estate Agents and Auctioneers.

COURT SALE

73 WEST-END LOTS 73

West of and Near the Boulevard, and

Lee District

TUESDAY, FEB. 27, 1906, 4:30 P. M. Commence at Franklin Near Boulevard.

Sheppard, Gunrdian, vs. Sheppard and others.

Decree of the Circuit Court of the county of Henrico, entered the 21st day of January, 1889.

By virtue of the above decree, as commissioner therein appointed for the purpose, I will probeed to sell at public auction, to the highest bidder, on the above day and time, a large number of Lots on said streets, their numbers, frontage, depth and street location are seen on map furnished by auctioneers before or at the saie. These lots are the last and only lots remaining on the Boulevard and Franklin Street to be sold in said suit, and the only lots to be had from first hands on these popular thoroughfares. Among the above lots there are some beautiful and desirable corner lots.

J. Thompson Brown & Co., Auctioneers.

SAMUEL P. WADDILL, Clerk,

Will offer at Public Auction

Saturday, March 3, 1906,

That Beautiful Tract of Land

N. W. Cor. Franklin and Robinson.

S PECIAL COMMISSIONERS' SALE FACTORY SITES ON WILLIAMSBURG AVENUE. ADJACENT TO THE YORK-RIVER BRANCH OF THE SOUTHERN RAILWAY.

The undersigned Edgar B. English special commissioner, under a decree of the Chancery Court of the city of Richmond, in the suit of Gill et. al. vs. Cavedo et. al., entered the 12th day of February, 1905, will offer for sale on the premises, at auction at 4 o'clock P. M., on THURSDAY, THE 1ST DAY OF MARCH, 1906.

First—87 feet, 11 inches fronting on the northern line of Williamsburg avenue, contiguous to Laidiaw-Mackill Company, Ltd., and running back an irregular depth to the foot of the canal embankment. And immediately thereafter, the undersigned Edgar B. English and Alfred E. Cohen, special commissioners, will offer for sale on the premises pursuant to the said decree—

Second—271 feet, 1 inch fronting on the northern line of Williamsburg avenue, near Laidiaw-Mackill Company's mill site, and running back an irregular depth to the canal embankment.

Third—200 feet, 8 inches fronting on the northern line of Williamsburg avenue, adjacent to the last mentioned tract of land, and running back an irregular depth to the foot of the canal bank. This latter parcel contains a valuable deposit of moulders sand.

Terms—One-half cash and the balance at six and twelve months, evidenced by the notes of the purchaser, with interest added, and title retained until all of the purchase money is paid, or all cash at the option of the purchaser. Plot can be seen at office of auctioneers.

The bond required of the special commissioners has been duly given.

CHARLES O. SAVILLE, Clerk.

EDGAR B. ENGLISH and ALFED E. COMEN.

Special Commissioners.

By J. THOMPSON BROWN 1113 East, Main Street.

Jackson Ward Property, TWO STORY FRAME DWELLING AND SMALL STORE, WITH LARGE LOT. Nos. 1014 and 1016 N. 7th St. We will sell at public auction on the premises,

Thursday, March 1st, at 4:30 P. M.

The above property, consisting of, first, Frame Dwelling, four rooms, and lot, 22x150 feet; second, Small Frame Store an diot, 78x150 feet. Just the property that pays

BIGGEST DIVIDENDS.

Tuet the and lot, 78x150 feet. Just the property

credits.

J. THOMPSON BROWN & CO.,
Auctioneers.

AT THE

Richmond, Va.



one hundred and twenty-five (125) head of horses and one hundred (100) head of

REAL ESTATE-For Sale. Two New Two-Story Brick

well located in the West End. Rented to yearly tenants at \$150 per annum each, can be sold on good paying basis. Call and see us. Don't 'phone.

house on Twenty-seventh Street, near Clay Street. \$2,250 will buy a neat 8-room house on Twenty-sixth Street, near Broad.

Broad Street, Broad and Lombardy at \$100. Westcheaper.

Park Avenue at \$65.

Hanover Street \$35, 2 blocks acreage property, just outside present corporation line

Think of these prices, and think too about the

MeVEIGH & GLINN, Real Estate Auctioneers.

Charles A. Rose and Harrison & Grant,

Richmond Bazaar



GEO. W. MAYO, Auctioneer RECEIVER'S SALE.

Friday, March 2, 1906, t 10:30 A. M., all of the Hull, Engine nd Fitting Patterns of the William R. Trigg Company. Terms cash. LILBURN T. MYERS,

GEO. W. MAYO, Auctioneer.

Dwellings,

SUTTON & CO.

Church Hill Bargains.

POLLARD & BAGBY.

Monument Avenue at \$135. Grace Street at \$75.

future of Richmond. Do not 'phone, but see T. M. WORTHAM @ CO.